



# City of Loma Linda Official Report

Robert Ziprick, Chairman  
Charles Umeda, Vice Chairman  
Robert Christman, Board Member  
Floyd Petersen, Board Member  
Stan Brauer, Board Member

CRA AGENDA: November 15, 2005  
TO: Agency Board Members  
VIA: Dennis R. Halloway, Executive Director *PH*  
FROM: Pamela Byrnes-O'Camb, Secretary *ph*  
SUBJECT: CRA Bill #R-2005-17 – Authorizing the purchase and approving the Purchase and Sale Agreement and Joint Escrow Instructions for 25166 Poplar Drive (APN 0283-121-44)

## RECOMMENDATION

It is recommended that the Agency Board adopt CRA Bill #R-2005-17.

## BACKGROUND

The Agency Board authorized its negotiators to consider offers for the purchase of properties within the Redevelopment Project Area. Poplar Drive lies within the North Central Neighborhood of the Project Area.

Poplar Drive is a non-dedicated street that is north of Van Leuven Street and extends west from Poplar Street. The subject property consists of a 6,120 square-foot parcel and a two-bedroom house of approximately 900 square feet. The house is in good condition.

The current owner is building a home near relatives in San Bernardino and has offered the house to the Agency.

Negotiations included a rent back agreement to assist the seller's timetable to build his new residence and move his family. The Agency's offer of \$275,000 was accepted.

## ANALYSIS

Acquisition of the subject property will facilitate the Agency's affordable housing goals within the North Central Neighborhood and reduce the Agency's affordable housing deficit. The subject parcel is the last parcel to acquire on Poplar Drive.

## FINANCIAL IMPACT

Account Number 03-5380-8260

Attachments: Site Map  
CRA Bill #R-2005-17  
Purchase Agreement